UNITS 1 & 2
AVAILABLE SEPTEMBER 2017

CONNECTED.
PROVEN.
DELIVERING.

A NEW INDUSTRIAL/LOGISTICS DEVELOPMENT
AT J5 M27 TOTALLING 358,120 SQ FT
UNITS 1 AND 2 ARE UNDER CONSTRUCTION
AND EXTEND TO 100,660 SQ FT AND 60,000 SQ FT

WIDE LANE, SOUTHAMPTON SO18 2NG

www.mountpark.com/southampton
OVERVIEW.

Mountpark Southampton is a new industrial/logistics development, boasting three fundamental benefits:

Connected. Via land, air and sea. Junction 5 of the M27, Southampton airport and Southampton docks are all within close proximity of the site.

Proven. Distribution/industrial location with Unit 3 pre-let to Murray's Health and Beauty and neighbouring occupiers including DSV, Royal Mail, Specsavers and Uniserve.

Delivering. Two units of 100,660 sq ft and 60,000 sq ft are under construction with completion scheduled for September 2017. Phase 2 is available for build to suit solutions and can accommodate up to 150,210 sq ft.
Mountpark Southampton is ideally located for both national and international markets, being within easy reach of Southampton Airport, Airport Parkway Station, Southampton Docks and the M27 Motorway.
Logistics and supply chain efficiencies are all about location and Mountpark Southampton is strategically located for that reason.

**PROVEN.**

- 0.5 MILES TO SOUTHAMPTON AIRPORT PARKWAY
- 0.5 MILES TO SOUTHAMPTON AIRPORT
- 1.1 MILES TO M27 (J5)
- 3 MILES TO SOUTHAMPTON DOCKS
- 71 MINUTE TRAIN JOURNEY FROM SOUTHAMPTON AIRPORT PARKWAY TO LONDON WATERLOO EVERY 30 MINUTES
- 3.8 MILES TO M3 (J14)
- 54 MILES TO M25 (J12)
- 80 MILES TO LONDON
- 20 MILES TO PORTSMOUTH

**FLEXIBLE.**

The first phase of the development is under construction. Units 1 and 2, extending to 100,660 sq ft and 60,000 sq ft respectively, are scheduled for completion in September 2017.

Units 1 and 2 have been designed and engineered to allow them to be easily combined to provide up to 160,660 sq ft. Plots 4 and 5, which will form the second phase of the development, are capable of accommodating build to suit options up to 150,210 sq ft.
Mountpark Southampton is the premier industrial/logistics scheme on the South Coast providing an unrivalled specification.

Mountpark Southampton provides highly specified units up to 160,660 sq ft in a prime distribution location.

<table>
<thead>
<tr>
<th>Unit</th>
<th>Warehouse (sq ft)</th>
<th>Offices (sq ft)</th>
<th>Total (sq ft)</th>
<th>Yard Depth (m)</th>
<th>Dock Levellers</th>
<th>BREEAM 'Excellent'</th>
<th>Landscaped Environment</th>
<th>Secure Yards</th>
<th>50kN/m² Floor Loading</th>
<th>12% Clear Haunch Height</th>
<th>Level Access Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>93,320</td>
<td>10,340</td>
<td>103,660</td>
<td>45</td>
<td>9</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>2</td>
<td>54,000</td>
<td>6,000</td>
<td>60,000</td>
<td>45</td>
<td>5</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>3</td>
<td>LET TO MURRAYS HEALTH &amp; BEAUTY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>82,870</td>
<td>9,720</td>
<td>92,590</td>
<td>40.1</td>
<td>4</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>5</td>
<td>52,990</td>
<td>4,630</td>
<td>57,620</td>
<td>40</td>
<td>10</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>

Units 1 and 2 can be combined to provide a single unit of 160,660 sq ft. Units 4 and 5 can be combined to provide a single unit of 150,210 sq ft.

FIND OUT MORE AT:
http://www.mountpark.com/southampton

All sizes are indicative gross internal only.

INDICATIVE SITE PLAN.
Mountpark under which particulars are issued:
Mountpark for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Mountpark has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. March 2017.

Mountpark Southampton is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:

www.mountpark.com/southampton

CONTACT.

Mark Webster
mark.webster@dtre.eu
020 3328 9105

Jake Huntley
jake.huntley@dtre.eu
020 3328 9103

John Allan
john.allan@gva.co.uk
020 7911 2898

Nick Collins
nick.collins@gva.co.uk
020 7911 2112

Tunde Adegbelemile
tunde.adegbelemile@cushwake.com
020 7152 5414

Alice Hampden-Smith
alice.hampden-smith@cushwake.com
020 7152 5320

USAA Realco – Europe B.V.